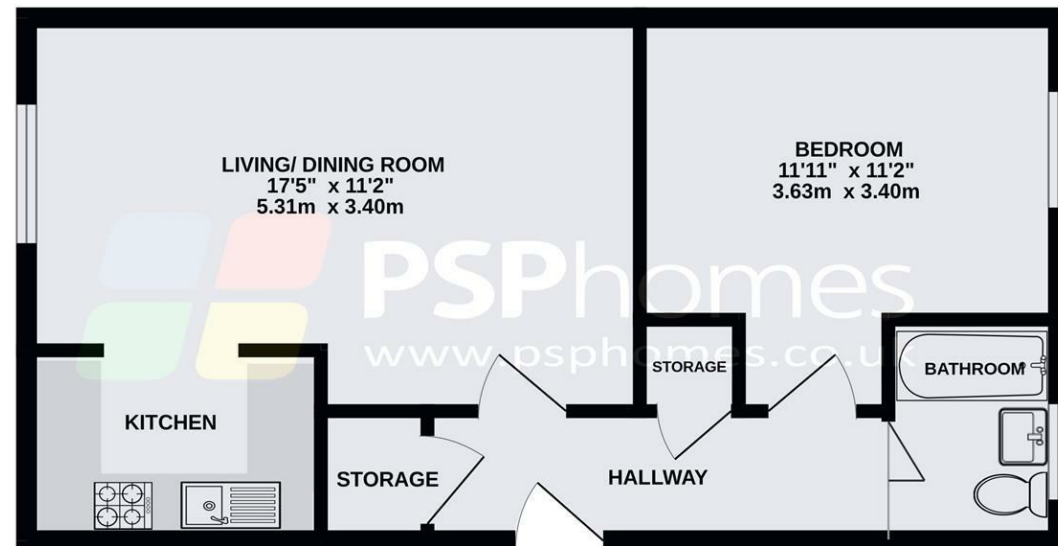


GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	81-92	A	10-20
B	69-80	B	21-30
C	55-68	C	31-40
D	39-54	D	41-50
E	29-38	E	51-60
F	13-28	F	61-70
G	1-12	G	71-80



22 Junction Close, Burgess Hill, RH15 0NZ

Offers In The Region Of £175,000 Leasehold

22 Junction Close, Burgess Hill, RH15 0NZ

The Apartment.

This is a light, spacious first floor apartment that is offered to the market in very good order throughout having been subject to recent redecoration, refitted internal doors and the addition of new carpets. Situated in a modern development of similar apartments and built we believe around 1986 the property is very conveniently located to take advantages of all Burgess Hill's comprehensive facilities and in particular Wivelsfield mainline station and the local shopping parade at Worlds End. Viewing is highly recommended.

Accommodation.

The property is situated on the first floor off of the well maintained communal hallway and stairs. The entrance hall provides useful storage cupboards and doors onto the living room, double bedroom and modern bathroom. The spacious living room enjoys a rear aspect with pleasant lightly wooded aspect beyond. The modern kitchen lays off of the living room and has a good range of wall and floor units complemented with worksurfaces etc. There is an integrated oven, hob, inset sink unit as well as space and services for other kitchen appliances. The kitchen also enjoys a lightly wooded aspect to the rear. The double bedroom is at the front of the property as is the modern bathroom which has been refurbished at the start of this year.

Communal Grounds and Parking.

To the outside of the property are communal gardens, bin storage, washing lines and car parking with an allocated bay, plus visitor parking.

Location.

Junction Close is located off Junction Road this property is a short walk from Wivelsfield mainline station, local shops and a school. There is easy access to town centre with its wide variety of facilities including a Waitrose supermarket and Burgess Hill mainline railway station whilst the Triangle Leisure Centre and the A23 link road are within striking distance. Burgess Hill is surrounded by stunning countryside and picturesque villages. There are very good road and rail connections to London, Brighton, Gatwick Airport and more locally, Lewes and Haywards Heath.



Further Benefits.

The property benefits from a modern gas central heating system with a new combination boiler fitted within the last three years. There is replacement double glazing and the lease is currently being extended by the present owners.

The Finer Details.

Tenure: Freehold
Title Number: WSX114384
Local Authority: Mid Sussex District Council
Council Tax Band: B
Available Broadband Speed: Superfast

We believe this information is correct but recommend checking details personally.

NOTE.

We are informed that the property is presently let out on a six month assured shorthold tenancy agreement at £1,050 per calendar month.

We understand that the maintenance charge for 2024 is £135 per calendar month whilst the ground rent is £50 per six month period.

